



CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 31.03.2021

Certification work Assigned vide UDIN: 23092824BGXLVH4550

Dated :- 28.09.2023

Subject: Certificate of amount incurred on The Residential Project for Construction of The Resident Tower situated on Plot no. demarcated by its boundaries Latitude 28°25'35.47"N/28°25'39.84"N Longitude 77°29'12.55"E/77°29'17.07"E of the end-points, Located at SC-01/C-A-10, Sector -150, Tehsil-Gautam Budh Nagar District-Gautam Budh Nagar (NOIDA) , U.P., admeasuring 16000 sq. meter area, being developed by Hale Realtors Private Limited **having Promoter Registration No. UPRERAPRM87688, Designated A/C No. 57500000131349 Bank Name HDFC Bank Ltd.**

S.No.	Particulars	Rs.	Rs.
		Total Cost Estimated	Amount incurred (actual out-flow) till now
I	II	III	IV
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); (e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to ,Competent Authority.	700,000,000	584,346,285
	SUB TOTAL LAND COST (in Rs.)	700,000,000	584,346,285

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
I	II	III	IV
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	55,000,000	21,485,503
	SUB TOTAL FEES PAID (in Rs.)	55,000,000	21,485,503
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site) , Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	2,100,000,000	0
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,100,000,000	0
3B	Cost of construction incurred (As Certified by Project Engineer)	2,100,000,000	0
3C	Total Construction Cost (Lower of 3A and 3B.)	2,100,000,000	0
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	400,000,000	83,214,756
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2,500,000,000	83,214,756
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3,255,000,000	689,046,285



5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate in %)	0.00%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4) %	21.17%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	7,265,862
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	5,086,103
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	689,046,544
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)	6,985,862
11	Balance available in Designated A/c.	280,000
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	682,060,682

This certificate is being issued on specific request of M/s Hale Realtors Private Limited for UP RERA compliance. The certification is based on the information and unaudited records produced before us and is true to the best of our knowledge and belief.

DINESH GULATI
GULATI DINESH & ASSOC
Membership No. 092824
FRN. 017416N

